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Date July 29, 2013

COMMUNICATION PRESENTING THE CITY MANAGER'S RECOMMENDED DEVELOPMENT TEAMS FOR THE 7TH & GRAND PARKING GARAGE REDEVELOPMENT PROJECT AND AUTHORIZING THE CITY MANAGER TO PROCEED TO THE NEXT STAGE OF THE PROCESS WITH THE SELECTED DEVELOPERS.

WHEREAS, on February 11, 2013, by Roll Call No. 13-0255, the City Council received and filed Council Communication No. 13-070 regarding a conceptual assistance package with Principal Financial Group for renovations to its corporate campus in downtown Des Moines; and,

WHEREAS, one of the components of the financial assistance identified in Council Communication No. 13-070 is the reconstruction of the 7th and Grand Garage; and,

WHEREAS, on June 4, 2013, a Request for Qualifications (RFQ) was issued to solicit developer qualifications for the redevelopment of the current 7th & Grand Garage site and former YWCA site in downtown Des Moines; and,

WHEREAS, responses to the RFQ were received from five development teams and organizations; and,

WHEREAS, the City Manager recommends moving forward with formal project solicitation with the following three development teams and organizations selected by a staff selection committee, as more specifically described in the accompanying Council Communication:

- Hubbell Realty Company, The Weitz Company, and BNIM
Represented by: Steve Niebuhr, Senior Vice President, 6900 Westown Parkway, West Des Moines, IA 50266
- The Opus Group
Represented by: Jeff Smith, Director, 1200 35th Street, Suite 206-11, West Des Moines, IA 50266
- Ryan Companies, OPN Architects, and The Excelsior Group
Represented by: Brad Schoenfelder, Vice President Development, 14001 University Avenue, Suite 300, Clive IA 50325

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(Council Communication No. 13- 391)

MOVED by _____ to receive and file, and to authorize and direct the City Manager to proceed to the next stage of the process with the selected developers and to prepare a Request for Proposals for future consideration by the City Council.

FORM APPROVED:

Roger K. Brown

Roger K. Brown

Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

Mayor

City Clerk